

Chapter 2: Community Plan Policies



2.1 Community Vision

The community of Los Osos has developed a vision for its future. It is expressed in a "Vision Statement for Los Osos" that was approved by the Los Osos Community Advisory Council (LOCAC). The vision statement is included in its entirety in Appendix A. This statement is the product of substantial community involvement and hard work by the LOCAC. It was developed after a community survey, neighborhood meetings, and public discussion of the vision statement itself. Although residents of Los Osos hold a diversity of opinions and community agreement cannot be expected on all issues, this vision statement is intended to generally reflect the community's desires.

The vision statement describes a community where urban development is contained within the existing Urban Reserve Line (URL). Development occurs at a controlled rate and is sustained by resources and services. The URL is clearly defined by a greenbelt, including productive agricultural lands and open space that are managed to protect the Morro Bay estuary, including scenic and natural resources.

In the vision statement, Los Osos maintains its small-town atmosphere and is environmentally-oriented, yet promotes expanded tourism and environmentally-friendly businesses that provide job opportunities for residents. Automobile transportation is accommodated, but the need for automobile travel is reduced by encouraging alternative transportation such as walking, bicycling, and public transit. For example, pedestrian activity is encouraged, especially in commercial areas. Los Osos takes advantage of its environmental assets, offers a high quality of life and exhibits a high degree of community involvement and maintains local control over its future to the greatest extent feasible.

Los Osos desires to uphold its community values and scale, take control of its own destiny, discourage gated communities, encourage neighborhood and community continuity, and best of all, be unique – not a replica of some other vision or model.

2.2 Community Planning Issues

To achieve the community's vision, certain planning issues must be addressed. The following discussion focuses on issues identified by the Los Osos community as part of the community plan update. Table 2-1 summarizes the issues and the community's desired approach.

Table 2-1: Community Planning Issues	
Issue	Community Desire
Growth and Development →	<ul style="list-style-type: none"> • Maintain the small-town atmosphere. • Preserve the eclectic nature of the various neighborhoods. • Focus on infill and mixed use development. • Improve the jobs/housing balance. • Plan for development of tourist-oriented facilities. • Ensure that community growth doesn't exceed available resources.
Water Resources →	<ul style="list-style-type: none"> • Maintain, manage, and recharge the aquifer.
Environmental Resources →	<ul style="list-style-type: none"> • Appropriately manage the Morro Bay estuary. • Minimize vehicle miles travelled. • Preserve important agricultural soils. • Preserve a greenbelt to provide a clearly defined "green edge."
Community Facilities and Infrastructure →	<ul style="list-style-type: none"> • Complete the circulation system, including logical street connections. • Promote walking and biking. • Increase parks and recreational facilities.

2.2.1. Growth and Development

Part of the charm of Los Osos is the variety of neighborhoods and building styles. The community hopes to preserve and maintain the “small-town” atmosphere. Rather than expanding the Urban Reserve and Urban Services Lines, the community seeks to focus on infill development. While new infill development should be designed to fit in with and complement the surrounding neighborhood, variety is encouraged. Mass-produced “cookie-cutter” designs do not fit in with Los Osos’ character.

Focusing on infill development is also a strategy for protecting important community resources. Lands of the fringe of Los Osos generally have substantial environmental constraints. The community’s vision is for new development to protect the watershed, avoid steep slopes, protect sensitive habitats, and preserve viewsheds. A primary strategy for achieving this vision is to surround Los Osos with a greenbelt and focus new development towards the center of the community and within the Urban Services Line.

Los Osos is a largely residential community. There are presently few opportunities for head-of-household employment in town. In order to improve the jobs/housing balance, there must be adequate land designated for tourist-oriented development and business park development. Nonetheless, development of new job opportunities must not compromise the aesthetic character of the community. This can be achieved through performance-based standards. New commercial, retail, office, and multi-residential developments should be designed to be pedestrian-oriented and fully integrated into the community. Existing commercial centers may also be redeveloped to reduce automobile dominance.

According to the *San Luis Obispo County Economic Strategy*, developed by the Economic Vitality Corporation, tourism is considered a major potential growth sector in the County’s economy. Los Osos is poised to take advantage of increased tourism. Its scenic location on the Morro Bay estuary, abundance of public lands, and proximity to coastal tourist destinations would make Los Osos an appropriate place for businesses, including lodging, restaurants, and retreats. Continued expansion of the community’s trail system and bay-oriented recreation (e.g. kayaking, canoeing, sailing, etc.) could further promote establishment of Los Osos as a tourist destination.

Perhaps the biggest constraint facing new development in Los Osos is the availability of resources. New growth must only occur when the community has sufficient capacity in its water supply and sewage disposal systems. Additionally, new development should not be allowed to create significant impacts upon the community’s road system, local schools, parks, or libraries. To accommodate growth, the community must have a plan to finance and build needed infrastructure.

2.2.2. Water Resources

All of the domestic drinking water in Los Osos is extracted from the Los Osos Groundwater Basin. Through the Resource Management System (RMS), the County has certified this basin to have a Level of Severity III. This means that the basin is at or approaching overdraft conditions. Water quality issues facing the basin include nitrate contamination in the upper aquifer from septic systems and seawater intrusion due to over-extraction from the lower aquifer.

The basin is subject to adjudication by the San Luis Obispo Superior Court in the case of *Los Osos Community Services District v. Golden State Water Company et al.* The adjudication resulted in the Interlocutory Stipulated Judgment (ISJ), which required the County and three community water purveyors to cooperate on the development of a Basin Plan. The Basin Plan calls for a series of water conservation, water reuse, management, and infrastructure programs to be implemented to ensure a long-term sustainable supply of water for Los Osos. The community supports an intensive water conservation program. Such a program would include greywater reclamation, reuse of treated wastewater, and stormwater retention and infiltration.

In order to ensure that growth does not result in further impacts upon the basin, the County proposes to use the Growth Management Ordinance as a tool for metering out construction permits.

2.2.3. Environmental Resources

Los Osos is located along the south shore of Morro Bay. The Morro Bay estuary is a nationally significant resource that supports wildlife and recreational opportunities. Management of this resource is paramount. Appropriate management techniques should include control of runoff entering the bay and restoration of the Los Osos and Chorro Creek watersheds to ensure fresh, uncontaminated water flows into the estuary. Because of the environmental significance, the community considers fossil fuel transport and hunting to be inappropriate uses for the estuary.

Another major threat to the estuary is climate change. Climate change is anticipated to result in rising sea levels. In addition to affecting biodiversity and water quality in the bay, rising sea levels could also impact residences and businesses along the bay. It can also affect community infrastructure along the bayshore, such as drainage facilities, roads, and wells.

While climate change is a global issue, action to address it must be taken locally. To that extent, Los Osos wishes to reduce its dependence on the automobile in addition to planning for climate change resilience along the bayshore. To achieve reduction in automobile dependence, the community envisions the development of an integrated circulation system that accommodates safe use not only by motorists, but also by pedestrians and bicyclists. Additionally, land use strategies, such as focusing development around the central business district and encouraging mixed-use development, help to reduce the overall amount of vehicle trips.

Agricultural production is predominant throughout the Los Osos Valley, especially east of town. The valley floor consists of alluvial soils that are considered highly agriculturally productive. Maintaining commercially productive farmlands boosts the local economy, ensures availability of locally-produced foods, and is a cost-effective solution for preserving scenic open-space. Expansion of urbanized development into prime farmland should be prevented.

Los Osos' community greenbelt system is one way of preventing urban expansion onto farmland or environmentally sensitive habitats. Many of the lands surrounding the community are already publicly owned and preserved from development. The greenbelt effectively creates a physical separation between the community of Los Osos and adjacent rural development. Establishing a "hard edge" around a community is one way to reduce sprawl and focus development in appropriate areas within the community. This plan seeks to build upon existing efforts to acquire and manage lands surrounding Los Osos.

2.2.4. Community Facilities and Infrastructure

The community envisions Los Osos having a complete and integrated circulation system. Planning for “complete streets” will be essential to this effort. While historically, circulation system design was focused on efficiencies for automobile travel, the complete streets movement instead promotes efficient design for all users, including bicyclists and pedestrians. To achieve this, the community supports reduced paving widths for new roads. Reducing widths helps to calm and slow vehicular traffic, while allowing sufficient right-of-way to accommodate bicycle and pedestrian facilities. Additional amenities such as trees and benches can also help encourage walking and biking.

The community also desires more “active” recreational facilities such as sports facilities for larger groups of people. Los Osos is rich with “passive recreation” opportunities, such as hiking and birdwatching. Trails are available throughout the community in preserved open space areas. Additionally, nearby state parks also support passive recreation. There is little active parkland, however, available in the community. The community desires a larger community center, additional sports fields, and an aquatic center. Funding and financing these facilities will likely require additional sources of revenue, such as a benefit assessment district.

2.2.5. Healthy Communities

Although it was not specifically identified by the community as a key issue during the Community Plan update, public health ties in with several of the preceding issues of concern to the community. For example, the community’s desire for new infrastructure is closely related to public health issues. Providing complete streets with bike lanes and pedestrian paths helps to encourage an active lifestyle. Similarly, ensuring adequate recreational facilities also supports healthy community activities like youth sports. By ensuring opportunities for physical activity as part of the built environment, we can ensure that future residents of Los Osos will have better public health outcomes.

2.3 Community Goals

The following general goals express the community’s vision and provide direction for the future of the community of Los Osos. These goals, together with policies, programs, standards, and other parts of the Land Use Element (LUE) and Local Coastal Program (LCP), constitute the Community Plan for Los Osos for the next 20 years.

The goals are specific to Los Osos and were developed by the community. They are expanded on and implemented by the policies, programs and standards in this plan. The goals are consistent with the countywide general goals and objectives of the Land Use Element found in Coastal Zone Framework for Planning, and they further refine and elaborate on those countywide goals.

The goals function as guidance to help determine consistency of development proposals with the LUE/LCP. New development should be located, designed, and built in a manner that furthers these general goals and complies with all other applicable regulations.

1. Environment

- a. Protect and enhance the Morro Bay Estuary so that it is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.

- b. Promote conservation of natural environment through preservation of the existing flora, fauna, and sensitive habitats.
- c. Protect, maintain, enhance, and expand the existing greenbelt.

2. Economy

Improve and diversify the local economy by providing more opportunities for local businesses and head of household jobs.

3. Air Quality

Minimize the amount and length of automobile trips through planning decisions and land use practices.

4. Population Growth

Establish a maximum rate of growth within the Los Osos Urban Reserve Line, consistent with available resources, services and infrastructure.

5. Distribution of Land Uses, Location and Timing of Urban Development

Focus on infill and mixed use development consistent with the County's Strategic Growth Policies and the Framework for Planning.

6. Residential, Commercial and Industrial Land Uses

- a. Maintain a small-town atmosphere.
- b. Provide zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.

7. Visitor-Serving, Recreation and Resort Development

- a. Encourage improvement of tourist-oriented facilities, with an emphasis on eco-tourism.
- b. Develop additional neighborhood and community parks and recreation facilities for existing and future populations.
- c. Provide maximum public access, and protect existing public access, to the coast, the shoreline, the bay, and public recreation areas, consistent with the need to protect natural and agricultural resources and private property rights.

8. Public Services and Facilities

- a. Base all land use policies and plans on sustainable development that meets the needs of current population and visitors without endangering the ability of future population to meet its needs.
- b. Carefully manage water resources to provide a clean, sustainable resource for the community.
- c. Provide needed local services, such as urgent care facilities, senior care facilities, etc.

9. Circulation

- a. Establish an efficient circulation system and pattern of land uses that minimize the number of automobile trips.
- b. Encourage alternatives to single-occupant and automobile travel, such as pedestrian and bicycle travel, transit, carpooling, and telecommuting.
- c. Complete and pave the community's grid system where feasible.

10. Implementation and Administration

Promote a high level of community participation and voice in land use planning decisions.

2.4 Goals and Policies from the San Luis Obispo County General Plan

As discussed in Chapter 1, the San Luis Obispo County General Plan is a compilation of several different policy documents. These include:

- The *Coastal Zone Framework for Planning*, which provides general policy language concerning land use and circulation throughout the Coastal Zone portions of the county.
- *Coastal Plan Policies* which link general plan policies within the Coastal Zone to the California Coastal Act.
- Various area plans that address regional issues. For example, the community of Los Osos is also covered in the more regional *Estero Area Plan*.
- General Plan elements that are distinct from the County's Local Coastal Program and Land Use and Circulation Elements. These include the *Agriculture Element*, the *Conservation and Open Space Element*, and the *Parks and Recreation Element*.

The following tables summarize existing policy language in the Local Coastal Program that is applicable to the community of Los Osos. Please note, however, that this list is not exhaustive. Each document should still be consulted for the background and intent of each policy.

2.4.1. Environment, Open Space, and Agriculture Policies

Policies concerning the Environment, Open Space, and Agriculture	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 1	Preserve open space, scenic natural beauty, and natural resources. Conserve energy resources. Protect agricultural land and resources.
<i>Coastal Plan Policies</i>	
Environmentally Sensitive Habitats Policy 1	New development within or adjacent to locations of environmentally sensitive habitats shall not significantly disrupt the resource.

Policies concerning the Environment, Open Space, and Agriculture	
Environmentally Sensitive Habitats Policy 4	No division of parcels having environmentally sensitive habitats within them shall be permitted unless it can be found that the buildable area(s) are entirely outside the maximum standard setback required for that habitat.
Environmentally Sensitive Habitats Policy 5	The County shall continue programs and policies that support greenbelt and open space areas on the urban fringe of coastal communities.
Environmentally Sensitive Habitats Policy 6	The County shall participate in creating a program that would allow development to occur on sites in urban areas that contain sensitive species habitat, but do not represent long-term viable habitat, in exchange for participation in an off-site mitigation program.
Coastal Watersheds Policy 1	The long-term integrity of groundwater basins within the coastal zone shall be protected.
Coastal Watersheds Policy 3	In basins where extractions are approaching groundwater limitations, the County shall require applicants to install monitoring devices and participate in water monitoring management programs.
Coastal Watersheds Policy 5	The County Planning and Building, and Public Works Departments should work with communities, property owners, and the Regional Water Quality Control Board to develop and implement a basin-wide water management program for the Los Osos Groundwater Basin.
<i>Estero Area Plan</i>	
Chapter 4, I.C.1	Make every effort to secure permanent protection and management of the County's significant marine resources using programs and legislation such as the National Marine Sanctuary programs and other methods.
Chapter 6, V.A.1	Slow the process of bay sedimentation. Keep Chorro and Los Osos Creeks and other watercourses free of excessive sediment.
Chapter 6, V.A.2	Implement provisions of the Total Maximum Daily Levels (TMDLs) as they are developed for Chorro Creek, Los Osos Creek, and the Morro Bay estuary consistent with Regional Board requirements.
Chapter 6, V.A.3	Support efforts to ensure a level of water quality in the bay that supports recreation, viable commercial fishing and shellfish mariculture industries, healthy eelgrass beds, and thriving fish and shellfish populations.
Chapter 6, V.A.4	Promote a voluntary, cooperative, educational, and incentive-based approach to protect Morro Bay and its watershed.

Policies concerning the Environment, Open Space, and Agriculture	
Chapter 6, V.A.5	Where feasible, implement applicable provisions of the Comprehensive Conservation and Management Plan for Morro Bay published by the Morro Bay National Estuary Program through special programs, land use planning strategies, review of development proposals, and public education.
Chapter 6, V.A.6	Where appropriate, continue to obtain open space easements for sensitive wetlands and bayfront areas, and encourage other agencies and conservation organizations to obtain open space and conservation easements and fee title to these areas.
Chapter 6, V.A.7	Support efforts to find a consensus-based resolution to the conflicts between hunting and other human uses of and adjacent to the bay.
Chapter 6, V.A.8	Use a watershed approach to land use planning, such as initiating a change to the planning area boundaries of the Estero and adjacent planning areas to make them correspond to the boundaries of the Morro Bay watershed.
Chapter 6, V.A.9	Reduce bay sedimentation by reducing the potential for a large, damaging fire through good fuel management practices such as livestock grazing and prescribed fire. Land use should be consistent with the ability to implement those practices.
<i>Agriculture Element</i>	
Policy 11	Maintain water resources for production of agriculture.
Policy 24	Discourage the conversion of agricultural lands to non-agricultural uses.
<i>Conservation and Open Space Element</i>	
Policy BR 1.1	Protect sensitive biological resources such as wetlands and wildlife movement corridors.
Policy E 2.3	Promote water conservation for all water users in the county to reduce the amount of energy used to pump and treat water and wastewater at public water and wastewater treatment and distribution facilities.
Policy WR 1.12	Accurately assess and mitigate the impacts of new development on water supply.
Policy WR 1.14	Avoid a net increase in water use.

2.4.2. Population and Growth Policies

Policies concerning Population and Growth	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 2	Strengthen and direct development toward existing and strategically planned communities.
<i>Coastal Plan Policies</i>	
Agriculture Policy 5	To minimize conflicts between agricultural and urban land uses, the Urban Service Line shall be designated the urban-rural boundary. Land divisions or development requiring new service extensions beyond this boundary shall not be approved.
Public Works Policy 1	New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development.
Public Works Policy 2	New or expanded public works facilities shall be designed to accommodate but not exceed the needs generated by projected development within the designated Urban Reserve Lines.
Public Works Policy 6	The County will implement the Resource Management System to consider where the necessary resources exist or can be readily developed to support new land uses.
<i>Estero Area Plan</i>	
Chapter 3, II.A.1	Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies and/or degrading water quality.
Chapter 3, II.B	Monitor sewage flows through the Resource Management System to assure that new development can be accommodated by sewage disposal capacities.
<i>Conservation and Open Space Element</i>	
Policy AQ 1.1	Encourage compact land development by concentrating new growth within existing communities and ensuring complete services to meet local needs.
Policy OS 1.7	Protect open space resources by guiding development away from rural areas to more suitable areas.
<i>Economic Element</i>	
Policy EE 1.2	Maintain and enhance the quality of life for county residents by pursuing economic development activities.

Policies concerning Population and Growth	
Policy EE 1.3	Balance the capacity for growth with the efficient use or reuse of available resources (energy, land, water, infrastructure) and reasonable acquisition of new resources.

2.4.3. Land Use and Community Design Policies

Policies concerning Land Use and Community Design	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 3	Foster distinctive, attractive communities with a strong sense of place.
Strategic Growth Goal 6	Create a range of housing opportunities and choices.
Strategic Growth Goal 7	Encourage mixed land uses.
Strategic Growth Goal 8	Take advantage of compact building design.
<i>Coastal Plan Policies</i>	
Visual and Scenic Resources Policy 1	Unique and attractive features on the landscape, including but not limited to unusual landforms, scenic vistas, and sensitive habitats are to be preserved, protected, and in visually degraded areas, restored, where feasible.
Visual and Scenic Resources Policy 6	Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community.
<i>Conservation and Open Space Element</i>	
Policy VR 6.1	Ensure that new multi-family residential, mixed-use, and commercial or other non-residential development in the urban and village areas is consistent with local character, identity, and sense of place.
<i>Housing Element</i>	
Policy 1.1	Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenures, price, and neighborhood character.
<i>Parks and Recreation Element</i>	
Policy 2.1	Provide parks which are aesthetic and consistent with community needs.

2.4.4. Health and Quality of Life Policies

Policies concerning Health and Quality of Life	
<i>Coastal Zone Framework for Planning (Strategic Growth Goals and Objectives)</i>	
Goal 1, Objective 1	Maintain and protect a living environment that is safe, healthful, and pleasant for all residents.
Goal 2, Objective 11	Provide adequate community amenities, parks, natural areas, and trails in support of new development, which will support a high quality of life and compact form of community development.
Goal 4, Objective 1	Plan communities with schools, parks, public spaces, transit stops, and commercial districts located as focal points within convenient walking distances of neighborhoods.
Goal 4, Objective 4	Provide parks, natural areas, and recreational facilities with new urban development to enhance a community's quality of life and improve health.
Goal 5, Objective 5	Make communities more bicycle- and pedestrian-friendly with safe and attractive routes.
<i>Coastal Plan Policies</i>	
Recreation Policy 1	Coastal recreational and visitor-serving facilities, especially lower-cost facilities, shall be protected, encouraged, and where feasible, provided by both public and private means.
<i>Parks and Recreation Element</i>	
Policy 3.2	Provide recreation at the County's parks consistent with community needs.

2.4.5. Transportation and Circulation Goals

Goals concerning Transportation and Circulation	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 4	Create walkable neighborhoods and towns.
Strategic Growth Goal 5	Provide a variety of transportation choices.
Circulation Goal 1	Provide for a land use pattern and rate of population growth that will not exceed the financial ability of the County and its residents to expand and maintain the circulation system.

Goals concerning Transportation and Circulation	
Circulation Goal 2	Plan transportation system improvements to provide for, but not exceed, the demand of visitors and permanent residents under build-out conditions. These improvements should be consistent with the land use patterns allowed by this plan, so that growth is not facilitated or induced in inappropriate amounts or locations.
Circulation Goal 3	Coordinate the transportation systems between different modes of travel, sensitive to the needs and desires of citizens in a manner that will provide optimum benefit for the investment of public funds.
Circulation Goal 4	Recognize public transit and carpooling as very important components of the county's strategy to provide adequate circulation and to reduce dependency on the automobile.
Circulation Goal 5	Develop and coordinate transportation programs that reinforce federal, state, regional, and local agency goals.
Circulation Goal 6	Design a transportation system that provides for safe travel within attainable, feasible economic and technical means.
Circulation Goal 7	Design transportation facilities with the intent to preserve important natural resources and features, promote the aesthetic quality of the region, and minimize environmental changes.
Circulation Goal 8	Develop and enhance a system of scenic roads and highways through areas of scenic beauty without imposing undue restrictions on private property, or unnecessarily restricting the placement of agricultural support facilities.
Circulation Goal 9	Encourage policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.
Circulation Goal 10	Encourage policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.

2.4.6. Administration Policies

Policies concerning Administration	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 9	Make development decisions predictable, fair, and cost-effective.

Policies concerning Administration	
Strategic Growth Goal 10	Encourage community and stakeholder collaboration.
Strategic Growth Goal 11	Strengthen regional cooperation.

2.5 Community Plan Policies and Programs

In addition to those policies identified in Section 2.4, this Community Plan also introduces additional policies and programs that are specific to the community of Los Osos. Table 2-2 summarizes policies specific to Los Osos. A full discussion of these policies follows.

2.5.1 Population and Economy

EC-1. Encourage economic development that will generate local employment for residents, create an adequate supply of goods and services locally, help generate revenues to fund needed public services and facilities, and make the area more economically self-sufficient.

- Employment opportunities should focus on non-polluting businesses that do not result in changes to the small-town character of Los Osos.
- Provide sufficient areas for a variety of commercial, tourist-serving and employment-generating businesses.
- Concentrate a variety of retail trade, non-government office, professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.

Program EC-1.1: Identify target businesses. Identify the types of existing and potential businesses that can succeed in Los Osos. Some businesses should provide goods or services to the local population, while others could serve a much wider geographic area (possibly even international), bringing income into the county.

Program EC-1.2: Conduct targeted marketing. Working with key industries, conduct targeted marketing to retain or expand existing businesses and attract new ones. Identify underrepresented industries that may be attracted to Los Osos and actively recruit them.

Program EC-1.3: Promote tourist-oriented development. Encourage development of tourist-oriented facilities and activities such as:

- Additional hotels, motels and other lodging
- Environmentally-oriented retreats, and conference centers for tourists and professionals
- Recreation focused on the bay (such as kayaking, canoeing, sailing) and on the scenic environment (such as hiking, bicycling, horse-back riding, and picnicking)
- Art galleries, and arts and crafts fairs
- Programs and facilities for bird watching, photography, nature study, and other environmentally-oriented educational activities by individuals and organized groups: "eco-tourism"

EC-2. Provide flexible zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.

A. Provide sufficient areas for a variety of commercial, tourist-serving and employment-generating businesses. Concentrate a variety of retail trade, non-government office, professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.

EC-3. Improve commercial areas by making them more attractive and pedestrian friendly in order to attract shoppers.

Program EC-3.1: Business Improvement District. Assist local merchants and business organizations interested in forming a business improvement district (BID) to promote a definable identity for Los Osos' commercial areas through coordinated signage and landscaping. Ultimately, a BID could be responsible for on-going maintenance of landscaping, lighting, street furniture, and other amenities, as well as for other business district functions.

2.5.2 Public Services and Facilities

PS-1. Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies and/or degrading water quality. Continue to monitor the capacity of public facilities and services through the Resource Management System, and recommend adjustments to growth and development policies as needed.

Program PS-1.1: Water - Allocations for new development.

- A. Recommend an annual amendment to Title 26 (Growth Management Ordinance) to establish allocations for new development within the entire Los Osos Groundwater Basin area rather than only the Los Osos Prohibition Zone).
- B. When updating the Growth Management Ordinance annually, consider data collected from the Groundwater Monitoring Program (Program M in the Basin Plan) to ensure that the program is successfully achieving the goals.
- C. As each additional program in the Basin Plan is successfully implemented, recommend modifications to the Growth Management Ordinance to allow the construction of additional dwelling units up to a Basin Yield Metric of 80 percent as identified in the Basin Plan.

PS-2. Implement the provisions of an adopted Basin Plan for the Los Osos Groundwater Basin.

Program PS-2.1: Water - Groundwater management. The Los Osos Groundwater Basin Watermaster, the County, and the Water Purveyors should work cooperatively to reduce water demands in the Los Osos Groundwater Basin. Actions should include, but not be limited to, the following programs identified in the Basin Plan:

- A. Groundwater Monitoring Program (M)
- B. Urban Water Efficiency Program (E)
- C. Urban Water Reinvestment Program (U)
- D. Wellhead Protection (P)
- E. Infrastructure Program A (A)
- F. Infrastructure Program C (C)

PS-3. Continue to work cooperatively with other local government agencies to coordinate location of new facilities and shared use of existing facilities.

- A. Concentrate government functions in Los Osos into a centrally located, user-friendly services center near the community park. The center should include a community hall, sheriff's substation, and medical and social services.

2.5.3 Land Use

LU-1. Maintain a hard urban edge around the community of Los Osos, surrounded by a well-managed community greenbelt.

- A. Do not expand the Urban Reserve Line (URL) beyond what has been delineated in this plan.
- B. Do not expand existing Residential land use categories or increase residential densities outside of the Urban Service Line that is delineated in this plan.

Program LU-1.1: Los Osos Greenbelt. The County should support expansion, conservation, maintenance, and enhancement of the greenbelt as shown on Figure 4-1. The County should support efforts of public agencies, conservation organizations, and others to acquire easements and properties in fee within and outside of the Urban Reserve line to expand the greenbelt along the eastern and southern fringe of the community. Easements could be acquired through means such as purchase, approval of land use permits for development projects, and mitigation banking.

LU-2. Concentrate or cluster development to protect contiguous environmentally sensitive areas, including the habitat of rare, endangered and other sensitive species, and other biologically important communities.

LU-3. Maintain a small-town atmosphere, while increasing opportunities for business and employment.

- A. Encourage new development to provide variety in the appearance of housing in new neighborhoods and street-facing entrances that are less dominated by garages.
- B. Street trees and landscaping. Require street tree planting and substantial native, drought tolerant landscaping with new development.
- C. Consider neighborhood compatibility when reviewing discretionary development proposals. In particular, ensure consistency with the following principles:
 - Integrate new development with the adjacent neighborhood.
 - Prevent development that is isolated by perimeter walls and fences.
 - Design new development to conserve energy and consider use of passive solar energy design.
 - Protect sensitive habitats by locating development away from environmentally sensitive areas. Provide options, incentives and flexibility to accomplish this.

Program LU-3.1: Gateways. The County should work with the community to enhance and landscape entryways to the community along Los Osos Valley Road and South Bay Boulevard in a way that reflects community identity. One preferred location for an entryway is a portion of the right-of-way at the northeast corner of Los Osos Valley Road and South Bay Boulevard.

Program LU-3.2: CBD design and enhancement. If there is property owner interest, the County should facilitate development of a design plan and possible accompanying standards and guidelines for the central business district that implement the following design principles, in addition to design standards and guidelines listed for the central business district in Chapter 7, Planning Area Standards:

- A. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.
- B. Promote a mixture of commercial and residential uses.
- C. Emphasize the importance of public spaces.

The design plan should be developed together with property and business owners, with participation by surrounding neighborhoods. Also, if there is property owner interest, facilitate formation of a business improvement district or other entity in order to finance, implement and maintain improvements.

- LU-4. Promote pedestrian travel and activities so that commercial areas become pedestrian-oriented rather than automobile-oriented.
 - A. Concentrate a variety of retail trade, office and professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.
 - B. In the central business district and the Baywood commercial area, encourage shared or common off-site parking accompanied by reduced parking requirements.
 - C. Direct new commercial development towards the central business district and the Baywood commercial area. Do not establish new, competing commercial areas other than possible neighborhood-serving commercial areas.
- LU-5. Plan for a flexible combination of residential, service, office, and lodging uses at the Morro Shores Mixed Use Area (See Figure 7-24).
 - A. Emphasize development of higher intensity residential development and encourage development of a multi-use business or commerce park.
 - B. Require new development to provide convenient street, pedestrian and bicycle links to surrounding neighborhoods, commercial areas, the community center, schools, parks, and the bay.
- LU-6. Maintain and enhance the unique character of the Baywood Commercial Area (See Figure 3-1)

Program LU-6.1: Baywood Commercial Area design and enhancement. If there is property owner interest, the County should facilitate development of a design plan and possible accompanying standards and guidelines that implement the following design principles for the Baywood Commercial area, in addition to the design guidelines listed for the Baywood Commercial Area in Chapter 7, Planning Area Standards:

- A. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.
- B. Emphasize the importance of public spaces.
- C. Provide landscaped pedestrian spaces that are inter-connected by a network of walkways and plazas.

- D. Provide traffic calming measures on 2nd Street.
- E. Provide for a balance of neighborhood and visitor-serving uses.
- F. Provide access to the bay, and promote visitor-serving or tourist-oriented recreation focused on the bay.
- G. Encourage use of sidewalks and public spaces for restaurant seating, arts and crafts displays and other uses that encourage pedestrian activity.
- H. Encourage mixed residential and commercial/office uses throughout the Baywood Commercial area, as well as bed and breakfast accommodations on 3rd Street.

The design plan should be developed together with property and business owners with participation by surrounding neighborhoods. Also, if there is property owner interest, facilitate formation of a business improvement district or other entity in order to finance, implement and maintain improvements.

- LU-7. Provide opportunities for a variety of housing types that are affordable to people of different income levels.
 - A. Provide incentives for senior housing that is located close to the central business district.
 - B. Establish minimum residential densities in order to maintain opportunities for multi-family housing, and assure that compact housing is compatible with existing neighborhoods.
- LU-8. Maintain a suburban character for specific Residential Single Family neighborhoods that will not be served by the communitywide wastewater project.
 - A. Retain a more suburban character in the Martin Tract (see Figure 7-27) and minimize removal of trees in the eucalyptus grove.
 - B. Maintain a more suburban character in a portion of the Vista de Oro Area (see Figure 7-31) between the Vista de Oro development and Redfield Woods.
- LU-9. Provide adequate parkland, open space, and recreation areas to accommodate Los Osos' anticipated population in 2035.

Program LU-9.1: New parks and recreation Facilities. Develop new active parks and recreation facilities to accommodate the needs of existing and future populations.

- A. **Expand Los Osos Community Park.** County Parks should look into options for expanding Los Osos Community Park to accommodate sports fields, a playground, and a group picnic area.
- B. **Funding and financing.** If there is substantial community support for additional parks and recreational opportunities, the LOCSD should consider funding parks and recreational services through a benefit assessment and Proposition 218 vote.
- C. **Additional parks and recreational projects.** As funding becomes available (e.g. through a benefit assessment), the LOCSD and/or County Parks should pursue the development of desired parks and recreational facilities. The community has identified the following desired improvements:
 - A boat launch and park in the Back Bay or Cuesta Inlet areas

- Additional sports fields
- A new community park along the planned extension of Skyline Drive between Ravenna and Broderson Avenues
- A new community or neighborhood park in the Baywood Park area
- An aquatic center
- An off-leash dog park
- A series of “pocket parks” throughout the Baywood Park area

Program LU-9.2: Multiple use of drainage basins. The County should consider using existing and planned drainage basins for recreational purposes where feasible and if maintenance can be provided through a joint agreement between appropriate agencies/entities.

Program LU-9.3: Joint use of school facilities. The County and the San Luis Coastal Unified School District should develop joint powers agreements that provide additional opportunities for public use of existing school facilities, as well as construction of new facilities.

Program LU-9.4: Recreation program.

- A. A comprehensive recreation program and facilities should be established that targets children and young adults. A recreation coordinator could be hired, and recreation facilities could be built where needed. A joint use agreement between the San Luis Coastal Unified School District, the city of Morro Bay, the County, or the Los Osos Community Services District could help make recreation facilities available.
- B. A recreation assessment could fund recreation and sports programs by a service charge through the Los Osos Community Services District. As an alternative, consider establishing a recreation district that includes the City of Morro Bay.

2.5.4 Circulation

CIR-1. Maximize public access to and along the coast.

- A. Develop all feasible pedestrian access to and along the shoreline, consistent with public access goals and policies of this plan.
- B. Develop a coastal trail from Los Osos to Cayucos, consistent with the County Trails Plan.
- C. Provide a regional bikeway system in accordance with the County's Bikeway Plan.
- D. Provide conspicuous signs for all public access.

Program CIR-1.1: Accept and retain coastal access offers. In order to preserve public access to the bay front and public recreation areas, accept offers of dedication for road easements, trails and other accessways where appropriate. In addition, accept and retain offers of dedication for public road easements and other public accessways as needed to complete and maintain the circulation system.

Program CIR-1.2: Abandonments and quiet title actions. The County Planning and Building Department should refer all requests for road abandonments to County Parks, the Los Osos Community Services District and the Los Osos Community Advisory Council for review and comment. The County should refer all quiet title actions to those groups for review and comment.

Program CIR-1.3: Protect existing access points. The County should continue to protect, conserve, and preserve habitat at the Butte Drive access point and at the access points along the street ends of 3rd, 4th, 5th, 6th, 8th, and 9th Streets.

Program CIR-1.4: Develop access improvements. The County should protect or develop street ends along Morro Bay for public access and habitat value, with improvements such as the following:

- A. **Mitchell Drive/Doris Avenue:** A walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet
- B. **Bay Street, 7th Street, and Pecho Road:** Bay overlooks

CIR-2. Provide safe, convenient access to multiple transportation modes from shopping areas, schools, residential areas, and recreation facilities.

- A. Plan new development to provide public transit access and pedestrian and bicycle pathways from residential areas to shopping areas, businesses and public facilities.
- B. Link bicycle and pedestrian routes between residential areas, schools and commercial areas.

Program CIR-2.1: Transit system. Improve the public transit system to provide routes located within convenient walking distance of residences. Establish a local transit loop that connects with a regional transit system that provides frequent, fast and convenient connections to major employment centers. Work with the Regional Transportation Authority (RTA) to make its designated bus stops ADA-compliant as part of its overall plan and meet encroachment permit requirements.

Program CIR-2.2: Transportation Demand Management (TDM). The San Luis Obispo Council of Governments, in consultation with the County Public Works and Planning and Building Departments, should develop and implement a transportation demand program that includes measures such as: marketing and commuter information programs, transit and ridesharing incentives, transit service improvements, parking management programs, and alternative work schedules.

CIR-3. Responsibly finance and administer the community circulation system in Los Osos.

- A. Follow the priority order of recommended transportation improvements listed in the Los Osos Circulation Study to the maximum extent possible given availability of funding. Where deviations from the priority list are proposed, obtain recommendations from the appropriate local advisory committee(s).
- B. Coordinate street and utility improvements in order to complete multiple improvements during one construction process.

CIR-4. Design the Los Osos community circulation system to be compatible with the community's character and responsive to local environmental needs.

- A. Allow use of permeable and environmentally-friendly surfaces, where appropriate, as an alternative to conventional pavement. On proposed local residential streets in new land divisions, encourage alternative walkways for pedestrian use.
- B. Provide logical street connections between neighborhoods to encourage an efficient, interconnected circulation system, and to reduce vehicular travel.
- C. Develop new streets using minimum street widths, consistent with traffic volumes that provide maximum safety and reasonable traffic flow and use by emergency vehicles. Using narrow streets can result in several benefits, for example, more efficient use of land, reduced amounts of impervious surfaces, slower traffic, increased safety, increased livability, and a greater sense of community.

Program CIR-4.1: Narrow streets. The County Planning and Building, and Public Works Departments should collaborate to encourage, on a trial basis, construction of public or private streets having widths less than those specified in the Standard Improvement Specifications in new land divisions.

Program CIR-4.2: Trees. Take the following actions to increase the presence of trees in Los Osos:

- A. **New development.** Require tree planting on the property frontage of new development and subdivisions at a scale consistent with the roadway classification. An encroachment permit is required to plant trees within the public road right-of-way.
- B. **Tree Master Plan.** The County Planning and Building Department, in consultation with the County Public Works Department and County Parks, should work with the community to create a tree master plan that defines areas to be planted, any key corridors or locations to have special treatment, a list of appropriate trees, planting requirements, planting and maintenance information, and ways to provide and pay for trees in existing neighborhoods.
- C. **Tree Funding.** The County should assist in efforts to obtain funding to plant trees in existing neighborhoods through grants and other sources.

Program CIR-4.3: Commercial streetscape. In commercial areas, require curbs, gutters, wide sidewalks, street lights, gathering areas, and undergrounded utilities. Maintenance responsibilities for improvements in gathering areas, including tree planters, street lights and pedestrian amenities, rest with the fronting property owner, an established maintenance entity or as defined with the encroachment permit.

Program CIR-4.4: Traffic calming. Give full consideration to traffic calming measures in the design of street and intersection improvements. Incorporate traffic calming measures, where appropriate, in order to achieve target speeds.

2.5.5 Environmental Resources

EN-1. Effectively manage endangered, threatened, and sensitive biological resources in and around the community of Los Osos.

- A. Mitigate impacts to sensitive habitat on the site of development so that contiguous areas of environmentally valuable habitat are preserved or restored. On smaller sites where this aim cannot be accomplished, give priority to using off-site mitigation as part of a mitigation banking or other program that preserves or restores contiguous areas of environmentally valuable habitat.
- B. Use an ecosystem approach whenever possible to preserve viable areas of sensitive habitat. Instead of focusing only on individual species, emphasize protection of highly sensitive biological communities, such as dune scrub, coastal sage scrub, and maritime chaparral.
- C. Encourage acquisition, preservation and management of lands in the Sensitive Resource Area combining designation, as well as other sensitive habitat areas. Allow passive recreation where compatible with habitat and resource protection. Following acquisition, change the land use categories of these areas to Open Space.
- D. Pursue protection and management of a greenbelt on either side of Los Osos Creek.

Program EN-1.1: Habitat Conservation Plan. The County should coordinate with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife, and the public to finalize the Habitat Conservation Plan (HCP) for the Los Osos area. The HCP will preserve sensitive habitats in the Los Osos area using an ecosystem approach, while easing the regulatory burden on private landowners.

- A. **Section 10 Permit.** Under Section 10 of the federal Endangered Species Act, the incidental take of a species (that is, species impacts that occurs as a by-product of another activity), may be allowed if a permit is obtained and a HCP is prepared. The HCP must specify what impacts will result from the taking and the measures the permit applicant will take to minimize and mitigate the impacts.
- B. **Streamlined permitting.** In order to reduce the cost, time and difficulty for landowners seeking land use approvals, the County Planning and Building Department should create a streamlined permitting procedure for properties that lie within the Los Osos Ecosystem Sensitive Resource Area (SRA) combining designation. This should include establishment of an in-lieu fee for most future “infill” development in Los Osos. The fee would be used to acquire and manage sensitive habitat within the SRA.

Program EN-1.2: Recovery Plan. Facilitate implementation of the Recovery Plan developed by the U.S. Fish and Wildlife Service for the Morro Shoulderband snail, Morro manzanita, and Indian Knob mountainbalm. Encourage participation by landowners and conservation organizations.

Program EN-1.3: Habitat monitoring. The County or another organization should monitor development and conservation activities in sensitive habitats in the Los Osos area in order to keep track of the cumulative effects of these activities.

A number of activities may occur in sensitive habitats, including purchase and protection, cluster development and easement dedication. These activities may have both negative and positive impacts on sensitive habitats; thus, a monitoring system is needed to track the cumulative effects of change.

Much of the spatial and other information needed for a monitoring system is already available. Tasks that remain to be completed are:

- A. Assemble the database at a central location using a G.I.S.-based system
- B. Establish a schedule for database updates
- C. Establish procedures for periodic assessment and reporting of status changes and their impacts on sensitive habitat
- D. Establish procedures for making changes to policies and procedures for development review as needed to address impacts on sensitive habitat

Program EN-1.4: Protection and management of sensitive habitats. The County should work closely with public agencies and conservation organizations to protect and manage sensitive habitat resources.

- A. **Strategies.** Strategies to protect and manage sensitive habitats may include encouraging acquisition in fee or by easements (such as conservation easements) by public agencies or conservation organizations, obtaining easements in connection with development projects, and implementing programs such as mitigation banking.
- B. **Location and types of habitat.** The County should pursue protection and management of the following sensitive habitats (not in priority order) through a variety of strategies that may include easements and agreements for property under private ownership and management, and acquisition by conservation organizations or public agencies:
 - Eto and Warden Lakes
 - Ecologically significant areas containing riparian habitat, oak woodland, coastal sage scrub, dune scrub, coastal strand, or maritime chaparral communities and
 - Areas adjoining the Los Osos Oaks State Reserve that contain outstanding examples of pygmy oaks.
- C. **Characteristics of sensitive habitat.** Where feasible, the County should seek to protect contiguous areas of sensitive habitat that:
 - Support or could support rare, threatened or endangered species
 - Include a range of vegetation types and slopes to provide heterogeneity
 - Are sufficiently large to support ecosystem processes
 - Include buffer areas that separate habitat from incompatible uses, and
 - Include continuous wildlife corridors

Program EN-1.5: Support conservation organizations. Support efforts of conservation organizations to protect sensitive habitats by means such as acquiring land or purchasing development rights.

Program EN-1.6: Morro Bay shoreline wetlands mapping. The County should review the accuracy of the mapped locations of the wetland designation along the Morro Bay shoreline, especially in the vicinity of Butte Drive, and initiate any needed general plan amendments to make revisions to the official maps.

- EN-2. Manage urban runoff to reduce discharge of pollutants from the community of Los Osos into Morro Bay.

NOTE: Regional goals and policies concerning the protection of the Morro Bay watershed are contained in Chapter 6, Section V of the Estero Area Plan.

Program EN-2.1: Los Osos runoff control. The County Public Works Department should coordinate with and assist the Los Osos Community Services District in developing and implementing Best Management Practices to control runoff in Los Osos, consistent with the State's Nonpoint Source Pollution Plan and Phase II of the NPDES Storm Water Regulations.

Program EN-2.2: Los Osos urban watershed management. To facilitate a communitywide drainage system that allows for off-site treatment and retention of stormwater consistent with Central Coast Post Construction Requirements, the Los Osos Community Services District, the County Public Works Department and/or the County Flood Control and Water Conservation District should prepare an urban watershed management plan for Los Osos and vicinity. The plan should use a watershed management approach to achieve the following goals:

- Minimize flooding, erosion, sedimentation and stormwater pollutants, while providing for reuse and recharge of water and where appropriate;
- Reduce the sediment load in surface drainage from the Los Osos street system into Morro Bay in streets such as Skyline Drive, Pine Avenue, Ramona Avenue, Pismo Avenue, El Moro Avenue, and Santa Ysabel Avenue;
- Sustain fresh-water flow to the Morro Bay estuary; and
- Provide opportunities for recreation and environmental enhancement.

These goals should be accomplished through measures such as:

- Emphasizing use of engineered, vegetated treatment systems such as constructed wetlands, vegetated swales or vegetated filter strips, as well as retention basins, culverts, filters, or other appropriate measures;
- Using retention and percolation basins for recreation as an integral part of the landscape; and
- Using agricultural and landscape management practices to reduce water usage and pollution from fertilizers, herbicides and pesticides.

After completion of the urban watershed management plan, the County should amend this plan for new development.

2.6 Policy Implementation Summary

The following tables identify how the policies and programs in Section 2.5 will be implemented. Table 2-3 identifies each policy and links them with programs, standards, and other means of implementation. Table 2-4 identifies each program, the responsible party, funding source, and timing.

Table 2-2: Summary of Los Osos Community Plan Policies and their Implementation

#	Summarized Policy	Implementation
EC-1	Encourage economic development that will make Los Osos more economically self-sufficient.	Program EC-1.1: Identify target businesses. Program EC-1.2: Conduct targeted marketing. Program EC-1.3: Promote tourist-oriented development.
EC-2	Provide flexible zoning that enables businesses to expand and remain in the community.	Land use plan
EC-3	Improve commercial areas by making them more attractive and pedestrian-friendly.	Program EC-3.1: Business Improvement District.
PS-1	Monitor water demand through the Resource Management System to ensure that new development can be supported by available water supplies.	Program PS-1.1: Water-Allocations for new development. Estero Area Plan, Chapter 7, Standard III.J
PS-2	Implement the provisions of an adopted Basin Plan for the Los Osos Groundwater Basin.	Program PS-2.1: Water – Groundwater management.
PS-3	Continue to work cooperatively with local government agencies to coordinate location of new facilities and shared use of existing facilities.	Implemented as a policy.
LU-1	Maintain a hard urban edge around Los Osos, surrounded by a well-managed greenbelt.	Land use plan Program LU-1.1 Los Osos Greenbelt
LU-2	Concentrate or cluster development to protect contiguous environmentally sensitive areas.	Land use plan Planning Area Standards: ■ Section 7.3 – Subsection E
LU-3	Maintain a small-town atmosphere, while increasing opportunities for business and employment.	Land use plan Planning Area Standards: ■ Section 7.3 – Subsections B.2, E, L.3, N, and P. Program LU-3.1: Gateways. Program LU-3.2: CBD design and enhancement.
LU-4	Promote pedestrian travel and activities so that commercial areas become pedestrian- rather than automobile-oriented.	Land use plan Circulation plan Planning Area Standards: ■ Section 7.5 – Subsection A.3
LU-5	Plan for a flexible combination of residential, service, office, and lodging uses at the Morro Shores Mixed Use Area.	Planning Area Standards: ■ Section 7.5 – Subsection J
LU-6	Maintain and enhance the unique character of the Baywood Commercial Area.	Program LU-6.1: Baywood Commercial Area design and enhancement. Planning Area Standards: ■ Section 7.5 – Subsection A.5

LU-7	Provide opportunities for a variety of housing types that are affordable to people of different income levels.	Planning Area Standards: <ul style="list-style-type: none"> ■ Section 7.3 – Subsection O ■ Section 7.5 – Subsections I.1.b and J.4.c
LU-8	Maintain a suburban character in Residential Single Family neighborhoods that will not be served by the wastewater project.	Planning Area Standards: <ul style="list-style-type: none"> ■ Section 7.5 – Subsections L.3 and L.11
LU-9	Provide adequate parkland, open space, and recreation areas to accommodate Los Osos' anticipated population in 2035.	Land use plan Program LU-9.1: New parks and recreation facilities. Program LU-9.2: Multiple use of drainage basins. Program LU-9.3: Joint use of school facilities. Program LU-9.4: Recreation program.
CIR-1	Maximize public access to and along the coast.	Circulation plan Program CIR-1.1: Accept and retain coastal access offers Program CIR-1.2: Abandonments and quiet title action. Program CIR-1.3: Protect existing access points. Program CIR-1.4: Develop access improvements.
CIR-2	Provide safe, convenient access to multiple transportation modes from shopping centers, schools, residential areas, and recreation facilities.	Circulation plan Program CIR-2.1: Transit system. Program CIR-2.2: Transportation Demand Management.
CIR-3	Responsibly finance and administer the community circulation system.	Implemented as a policy.
CIR-4	Design the circulation system to be compatible with the community's character and responsive to local environmental needs.	Circulation plan Program CIR-4.1: Narrow streets. Program CIR-4.2: Trees. Program CIR-4.3: Commercial streetscape. Program CIR-4.4: Traffic calming.
EN-1	Effectively manage endangered and threatened biological resources in and around Los Osos.	Program EN-1.1: Habitat Conservation Plan. Program EN-1.2: Recovery Plan. Program EN-1.3: Habitat monitoring. Program EN-1.4: Protection and management of sensitive habitats. Program EN-1.5: Support conservation organizations. Program EN-1.6: Morro Bay shoreline wetlands mapping.
EN-2	Manage urban runoff to reduce discharge of pollutants into Morro Bay.	Program EN-2.1: Los Osos runoff control. Program EN-2.2: Los Osos urban watershed management.

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
EC-1.1	Identify target businesses.	LOBPCC	EVC, non-profits	Private	When funded.
EC-1.2	Conduct targeted marketing.	LOBPCC	EVC, non-profits	Private	When funded.
EC-1.3	Promote tourist-oriented development.	LOBPCC	EVC, non-profits	Private	When funded.
EC-3.1	Business Improvement District.	LOBPCC	PLAN, ADMIN	Assessments	Based on local interest.
PS-1.1	Water – Allocations for new development.	PLAN	LOWM, PW, LOCSD, GSWC, S&T MWC	General fund	Per Basin Plan
PS-2.1	Water – Groundwater management.	LOWM	PW, LOCSD, GSWC, S&T MWC	Assessments, user fees, grants, bonds, etc.	Per Basin Plan
LU-1.1	Los Osos Greenbelt.	PLAN	USFWS, CDFW, non-profits	Development fees, grants	Achieved incrementally.
LU-3.1	Gateways.	PW	PLAN, SLOCOG	Grants	When funded.
LU-3.2	CBD design and enhancement.	PLAN	LOCAC	General fund, grants, etc.	Based on local interest.
LU-6.1	Baywood Commercial Area design and enhancement.	PLAN	LOCAC	General fund, grants, etc.	Based on local interest.
LU-9.1A	Expand Los Osos Community Park.	PARKS	PLAN, LOCSD	Quimby fees, grants, etc.	When funded.
LU-9.1B	Funding and financing	LOCSD	PLAN, LAFCO	Assessments	Based on local interest.
LU-9.1C	Additional parks and recreational projects.	PARKS or LOCSD	PLAN, LAFCO	Assessments, Quimby fees, grants, etc.	When funded.
LU-9.2	Multiple use of drainage basins.	PLAN	PARKS, LOCSD, PW	General fund, Quimby fees, grants, etc.	Based on local interest.
LU-9.3	Joint use of school facilities.	PARKS	SLCUSD, PLAN	General fund	Based on local interest.
LU-9.4	Recreation program.	PARKS or LOCSD	SLCUSD, MB	Assessments, user fees, etc.	Based on funding and local interest.
CIR-1.1	Accept and retain coastal access offers.	PARKS	PW, PLAN	General fund.	Ongoing.

* Please refer to the Key to Agencies at the end of the table.

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
CIR-1.2	Abandonments and quiet title actions.	PLAN	PARKS, LOCSD, LOCAC	General fund.	As abandonments, quiet title actions occur.
CIR-1.3	Protect existing access points.	PARKS	PW, PLAN	General fund.	Ongoing.
CIR-1.4A	Access Improvements: Mitchell Drive / Doris Avenue.	PARKS	PW, PLAN	Assessments, Quimby fees, grants, etc.	When funded.
CIR-1.4B	Access Improvements: Bay Street, 7th Street, and Pecho Road.	PARKS	PW, PLAN	Assessments, Quimby fees, grants, etc.	When funded.
CIR-2.1	Transit system.	SLORTA	SLOCOG, PLAN, PW	Grants, user fees.	When funded.
CIR-2.2	Transportation Demand Management (TDM).	SLOCOG	APCD, PW, PLAN	Grants, project mitigation, private sources.	When funded.
CIR-4.1	Narrow streets	PW	PLAN	Condition of development approval.	With new subdivisions.
CIR-4.2A	Trees: New development.	PLAN	PW	Condition of development approval.	With new development.
CIR-4.2B	Trees: Tree Master Plan.	PLAN	PW, LOCAC	General fund, grants, etc.	When funded.
CIR-4.2C	Trees: Tree funding.	PLAN	Non-profits	Grants	Based on local interest.
CIR-4.3	Commercial streetscape.	PLAN	PW	Condition of development approval.	With new development.
CIR-4.4	Traffic calming.	PW	LOCAC	General fund, road fees, project mitigation, grants	When funded.
EN-1.1A	Habitat Conservation Plan: Section 10 Permit	PLAN	USFWS	General fund, grants	Implemented with HCP.
EN-1.1B	Habitat Conservation Plan: Streamlined permitting.	PLAN	USFWS	General fund.	Implemented with HCP.
EN-1.2	Recovery Plan.	USFWS	CDFW, PLAN, PW	Unknown.	Ongoing.

* Please refer to the Key to Agencies at the end of the table.

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
EN-1.3	Habitat monitoring.	USFWS or CDFW	PLAN	Unknown.	Based on local interest.
EN-1.4	Protection and management of sensitive habitats.	PLAN	USFWS, CDFW, non-profits	General fund, grants, mitigation fees, etc.	Based on local interest and funding.
EN-1.5	Support conservation organizations.	Non-profits	PLAN, USFWS, CDFW, LOCAC	General fund, grants, mitigation fees, etc.	Based on local interest and funding.
EN-1.6	Morro Bay shoreline wetlands mapping.	PLAN	CCC	Grants	When funded.
EN-2.1	Los Osos runoff control.	PW	LOCSD, PLAN	General fund, stormwater assessment	When funded.
EN-2.2	Los Osos urban watershed management.	PLAN	PW, LOCSD, RWQCB	General fund, stormwater assessment, grants	When funded.

* Please refer to the Key to Agencies below.

Key to Agencies referenced in Table 2-4

ADMIN	SLO County Administration
APCD	San Luis Obispo County Air Pollution Control District
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
EVC	San Luis Obispo County Economic Vitality Corporation
GSWC	Golden State Water Company
LAFCO	Local Agency Formation Commission
LOBPCC	Los Osos Baywood Park Chamber of Commerce
LOCAC	Los Osos Community Advisory Council
LOCSD	Los Osos Community Services District
LOWM	Los Osos Watermaster
MB	City of Morro Bay
PARKS	County Parks

PLAN County Planning

PW County Public Works

RWQCB Central Coast Regional Water Quality Control Board

S&T MWC S&T Mutual Water Company

SLCUSD San Luis Coastal Unified School District

SLOCOG San Luis Obispo Council of Governments

SLORTA SLO Regional Transit Authority

USFWS US Fish and Wildlife Service

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